



# REZONING

July 15, 2004

FILE: RZ 04-07-01

R-2 TO S-1

## Property Information

<b>Tax ID</b>	Tax Map 078 Parcel 080
<b>Location/address</b>	672 King Taylor Road
<b>Parcel Size</b>	1.17 acres
<b>Current Zoning</b>	R-2 (single-family residential)
<b>Request</b>	S-1 (special district) for Group Personal Care
<b>Proposed Use</b>	Outreach ministry for Elderly Housing
<b>Commission District</b>	District 1 (Brown)
<b>Recommendation</b>	Approval

## Summary and Recommendation

Gospel Water Branch Baptist Church seeks rezoning of 1.17 acres located at 672 King Taylor Road from R-2 to S-1 for elderly housing. The church seeks to have a ministry in meeting the needs for senior-care housing for approximately 12 adults. The group personal care home classification would allow up to 15.

The house faces King Taylor Road and is visible from Evans to Locks Road. The building is a brick structure and has a ramp to handle persons with disabilities.

The applicant has installed two new septic tanks in addition to the one already existing for a total of three septic units. The Health Department indicated that there is a high probability of failure in the future due to a large number of residents at the facility. They recommend connection to sewer or additional property used for septic systems if a failure occurs in one of the systems. The applicant intends to connect to sewer within the next 2 to 3 years.

The church proposes to add five (5) additional parking spaces to the 2 already existing. This is more than adequate for this type of facility. The circular drive will also be widened to accommodate the additional traffic.

The planning commission should recognize that this portion of King Taylor Road was recently paved, and discussion has occurred about its being connected to the subdivision to the south. This connection has not been made because of concern by neighbors along King Taylor that there would be additional traffic on a substandard road. The group personal care home has the potential to increase traffic along King Taylor Road as well. The commission should consider the potential for this use to increase use of King Taylor Road.

Staff recommends approval of this request with the conditions noted in the interdepartmental review.



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## Interdepartmental Review

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**Water and Sewer:** A 6-inch water line is available along the west side of King Taylor Road. No sewer is available at this time.

**Construction and Maintenance:** Access to King Taylor Road and Evans to Locks Road must be reviewed and approved by the Engineering Department.

**Sheriff:** Additional patrols will be needed for increased traffic and crime prevention.

**Health Department:** Remodeling construction has already begun. Two new septic tanks and several hundred feet of drain field are already installed. There is a probability of failure in the near future due to the number of residents. There is inadequate room for repair if the system fails. If failure occurs, the applicant will have to either obtain more land or connect to county sewer.

**Engineering:** On-site detention is required. Site plan must be submitted and approved by Engineering Department.

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## Growth Management Plan

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Columbia County Growth Management Plan recommends the property to be medium density residential. The use pattern of an elderly care facility is similar to that of medium density residential except for traffic patterns, which are likely to be lower from this facility rather than a traditional neighborhood.

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## Zoning and Development Regulations

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The King Taylor Road area is zoned R-2. The area along Evans To Locks Road is zoned R-2, R-1, PUD (Jones Creek) and S-1 (Hindu Temple). The request for S-1 would be consistent with the overall zoning pattern in the area.

Development regulations call for five (5) additional parking spaces along with the 2 existing spaces at the home. An undisturbed 20 foot side and 40 foot rear buffer must be maintained against neighboring single-family residential properties. No parking, driveways or future structures may encroach into this buffer. The applicant may choose to install a privacy fence in order to reduce the buffer requirements to 5 foot side and 10 foot rear buffers.



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## Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with the use of the GMP
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used as a single-family dwelling.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	Water is available. Sewer is not currently available.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Use of the property for elder care would be consistent with future land use patterns.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.